

**CHARTER TOWNSHIP OF DELTA PLANNING COMMISSION MINUTES OF
APRIL 8, 2013**

I CALL TO ORDER

Chairperson Gabriel brought the meeting to order at 7:00 p.m.

II PLEDGE OF ALLEGIANCE

Chairperson Gabriel led the Commission and others present in reciting the Pledge of Allegiance to the Flag.

III ROLL CALL

Members Present: Gabriel, Schweitzer, Cascarilla, Laforet, Lathrop,
McConnell, Mudry Ruswinckel and MacLaren – arrived at
7:02 pm

Members Absent:

IV APPROVAL OF AGENDA

**MOTION BY MCCONNELL, SECONDED BY LATHROP, THAT THE
AGENDA BE APPROVED AS PRESENTED. VOICE VOTE. CARRIED
8-0.**

V APPROVAL OF MINUTES

**MOTION BY SCHWEITZER, SECONDED BY LAFORET, THAT THE
MINUTES OF THE MARCH 11, 2013 PLANNING COMMISSION
MEETING BE APPROVED AS PRESENTED. VOICE VOTE. CARRIED
8-0.**

VI CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA - None

VII CORRESPONDENCE - None

VIII OLD BUSINESS – None

IX PUBLIC HEARINGS

- 1. Case No. 3-13-3, Charles Swadling, 2530 S. Canal Road, Lansing,
Michigan 48917, Special Land Use Permit Request for a Truck Repair
Facility in the I1 Zoning District, Section 28.**

(Summary Record of Public Hearing is filed under a separate cover.)

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- 2. Case No. 3-13-4, Lisa Stahlberg, 4333 Barton Road, Lansing, Michigan 48917, Special Land Use Permit Request for Dog Grooming as a Home Occupation, Section 12.**

(Summary Record of Public Hearing is filed under a separate cover.)

X OTHER BUSINESS

Election of Officers and Committee Appointments

Section 2.1 of the Planning Commission By-Laws requires that the Commission select officers in April of each year. The By-Laws allow officers to serve up to two successive terms and it was noted that the current officers would not be eligible for reelection to the same positions. Ms. Gabriel made an attempt to contact Commissioners to discuss the election of new officers.

Ballots were cast and counted by Community Development Director Mark Graham and the results are as follows:

Chairperson - Jim Schweitzer
Vice Chairperson – Andrea Cascarilla
Secretary – Kim Laforet

XI STAFF COMMENTS

Mr. Graham said the Commission will have a meeting on April 22nd to review two special land use permit requests. The Library pathway was proceeding. Mr. Graham addressed the Mar Moor resident's concerns about a shed being constructed in their neighbor's front yard by noting the lot was a very odd shaped lot and that it would have been very difficult placing the shed in the back yard. He said the shed was out of the front yard setback due to the fact that the house was setback further than the required 30 feet. Mr. Graham said the Township didn't enforce deed restrictions or keep them on file and that he didn't know whether the residents had any recourse concerning deed restrictions.

XII PLANNING COMMISSIONER COMMENTS

Mr. MacLaren said in regards to the request for dog grooming, he felt there were a number of questions that seemed to put a lot of contingencies on staff to research regarding the number of dogs the applicant owned and whether or not they were in compliance which was why he voted against the request. He questioned whether the Commission had an obligation to make sure that all of the Township's requirements and procedures were followed subsequent to this request so that the Commission didn't have "egg on their face" moving forward.

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Mr. Graham felt the only question that came up during the public hearing that staff couldn't answer was the one regarding the fourth dog. He noted that staff would follow-up on this matter and write a report to the Commission as to how it was addressed. Mr. Graham indicated that there had been cases in the past where people have taken in rescue animals, but they still had to comply with the Township's requirements. He noted that litters of puppies were permitted as long as they were six months or younger and that there weren't any provisions in the ordinance for service dogs.

Ms. Gabriel inquired about road work that would be occurring on St. Joe and whether the I-96 Bridge would be widened to accommodate pedestrians.

Mr. Graham said St. Joe Highway would be widened between Marketplace Boulevard and Broadbent Road to three lanes with a sidewalk on the south side of the road. He noted that widening of the bridge had been discussed repeatedly over the past several years, but funds were not available at this time.

Mr. Mudry questioned why the Hibachi House Restaurant closed its doors.

Ed Reed, Economic Development Director, said the restaurant was closed for repairs and has reopened.

Mr. Mudry asked if the Fannie May/Udder Creamery site would be demolished.

Mr. Gruba said the property owner had applied for a demolition permit, but staff had not received any site plans for the redevelopment of the site as of yet. He noted that staff was working on a shared access agreement with the business owner located to the east.

Ms. Cascarilla inquired about the resurfacing of Elmwood Road.

Mr. Graham said the top surface of Elmwood Road would be removed and resurfaced. He said the Township was considering hiring a Traffic Engineer to determine if Elmwood Road could be reduced from 4 to 3 lanes.

XIII ADJOURNMENT

**MOTION BY MCCONNELL, SECONDED BY RUSWINCKEL, THAT
THE MEETING BE ADJOURNED. VOICE VOTE. CARRIED 9-0.**

Chairperson Gabriel adjourned the meeting at 8:33 p.m.

Respectfully Submitted,

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Andrea Cascarilla, Secretary

Minutes prepared by Anne Swink